

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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MINUTES

6:00 PM, ~~ES~~ DAY ~~OC~~BER 28, 2014
 CON~~C~~ONCIL CHAMBERS
 OCONEE CON~~V~~ADMINI~~B~~A~~T~~E COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on October 28, 2014 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Mr. Hughes
 Mr. Lee
 Mr. Littlefield
 Mr. McKee
 Mr. Medford

Staff Present: Mr. Matthew Anspach, Planner I

Media present: None.

Item 1. Call to Order

Mr. McKee called the meeting to order. 6:00 PM

Item 2. Approval of Minutes – September 30, 2014

Mr. Hughes motioned to approve the minutes.

Mr. Littlefield seconded the motion. The motion was approved unanimously.

Item 3. Public Comment – Non-Agenda Item

None.

Item 4. Variance Hearing for Sign Control Ordinance Regarding Parcel 255-03-03-001

Mr. Anspach presented the matter before the Board concerning the applicants request for a variance from the sign ordinances maximum allowable size for signs located on two-lane highways.

Mr. Ryan Goodroe, pastor of Utica Baptist Church (applicant), explained the request for variance.

Ms. Michelle Wood spoke on her concerns about the potential negative impact of the signs light at night to her adjacent home.

Mr. Joe Yaksich spoke on his concerns about the sign.

Mr. Goodroe responded to their concerns.

The Board discussed possible conditions to mitigate any possible negative impacts the sign could have on the adjacent properties.

Mr. Anspach presented the 4 criteria to be met for a variance, to be voted on as a consent item vote:

- a. Based on the evidence presented to the Board, there are extraordinary and exceptional conditions pertaining to the particular piece of property.
- b. These conditions do not generally apply to other property in the vicinity.
- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Mr. Hughes motioned to approve the variance based on the 4 criteria being met.

Mr. Lee seconded the motion.

{Mr. Hughes motioned within discussion to amend the consent for variance to include two conditions to the variance:

1. Based on the topography surrounding the proposed sign, the supporting structure, composed of two columns would have varying lengths. The shorter of the two lengths would have a maximum height of six feet.
2. The sign would be set to dim a reasonable amount after dark, each night.

Mr. Lee seconded the motion to amend the consent for variance, with conditions. The motion to amend the consent vote with conditions passed unanimously. }

The motion to consent for a variance with conditions passed unanimously.

Mr. Hughes motioned to approve the Board Order.

Mr. Lee seconded the motion. The motion passed unanimously.

Item 5. Old Business

None.

Item 6. New Business

Mr. McKee discussed matters pertaining to renovations and potential renovations to Chamber infrastructure.

Item 7. Adjourn

Mr. Littlefield made the motion to adjourn.

Mr. Medford seconded the motion. The motion passed unanimously. 6:38 PM